

## Kirschmann, Robert

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**From:** Richard La Pierre <RLaPierre@azdot.gov>  
**Sent:** Wednesday, July 11, 2018 2:44 PM  
**To:** Kirschmann, Robert  
**Subject:** RE: Rezoning Transmittal, Z-18-07 (Solventix)

Nr. Kirschmann,

ADOT South Central District has reviewed the application for the rezoning on Project Z-18-07 (Solventix) and has no concerns or issues related to this project. Thank you.

Richard La Pierre  
Permits Supervisor, South Central District  
520.388.4234 (office)  
[RLaPierre@azdot.gov](mailto:RLaPierre@azdot.gov)



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**From:** Kirschmann, Robert [mailto:RKirschmann@cochise.az.gov]  
**Sent:** Monday, July 02, 2018 11:28 AM  
**To:** Lamberton, Karen L; Murphy, Teresa; Solis, Joaquin; Garcia, Teresa M; Cratsenburg, Diane E; Amaya, Dora; mjohnson@cityofbenenson.com; kspangler@cityofbenenson.com; pfmoncada@benensonaz.gov; Capas, Carol; Orduno, Elda E; Richard La Pierre; Smith, Alexandra Z CIV USARMY USAG (US); mresor@ssvec.com; Simmons, Bradley A  
**Cc:** Esparza, Paul; Gardner, Peter B; Coxworth, Daniel; PNZ-Commission; BOS-Supervisors  
**Subject:** Rezoning Transmittal, Z-18-07 (Solventix)

Good afternoon,

The Applicant, Solventix, requests rezoning 135 acres south of interstate 10 to facilitate the construction of a Solar Power Plant. Since the parcels to the west of Solventix (the Oligive Farm) would potentially be situated between City of Benson Heavy Industry and Cochise County Light Industrial Districts, Staff is recommending rezoning this 202 acres as well. The area is located south of interstate 10 on East 4<sup>th</sup> Street.

Please let me know if you have any questions.

Best regards,

**Robert Kirschmann**

Planner II

Cochise County Community Development

Development Services Department

1415 Melody Lane, Building E

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520-432-9248

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## INTEROFFICE MEMO

**Date:** July 5, 2018  
**To:** Robert Kirschmann, Planner II  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** Z-18-07 (Solventix)

**Background:** The applicant is requesting a rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to LI (Light Industry). The request is to facilitate the construction of a Solar Energy Power Plant. The subject parcel totals ~ 135 acres. In addition, Cochise County Development Services proposes to also rezone ~202 acres from R-36 to LI west of the Solventix site and adjacent to the City of Benson I2 (Heavy Industry). The subject parcels, APN 123-34-005, 123-28-006, 123-27-014, 123-35-001, 123-34-003C and 123-34-003D are located near the intersection of East 4<sup>th</sup> Street and Benson Airport Road, south of I-10, Pomerene Exit. They are further described as being situated in Section 14 of Township 17 South, Range 20 East of the Gila and Salt River Meridian, in Cochise County, Arizona.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for County Maintained roads.

**Analysis:**

- Access via I-10 Pomerene Exit, to East 4<sup>th</sup> Street

**Recommendation:**

- Further right-of-way dedication is required for Airport Road at this time.

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**Planning, Zoning and Building Safety**  
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Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

**From:** [Couchenour, Terry E](#)  
**To:** [Kirschmann, Robert](#); [Murphy, Teresa](#)  
**Subject:** Benson Airport Road and parcels requesting rezoning  
**Date:** Thursday, July 26, 2018 1:42:00 PM  
**Attachments:** [CochiseCountyRoadDesignConstructionStandardsForCountyCollectorRoad.pdf](#)

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Hello Robert,

For the parcels off of Benson Airport Road I would recommend a minimum of 80' of right-of-way (40' each side of centerline) in either fee interest or easement. The road, MaintID #73, is classified as a County Collector Road. County road construction standard detail CC013 identifies the minimum right-of-way requirement of 80'.

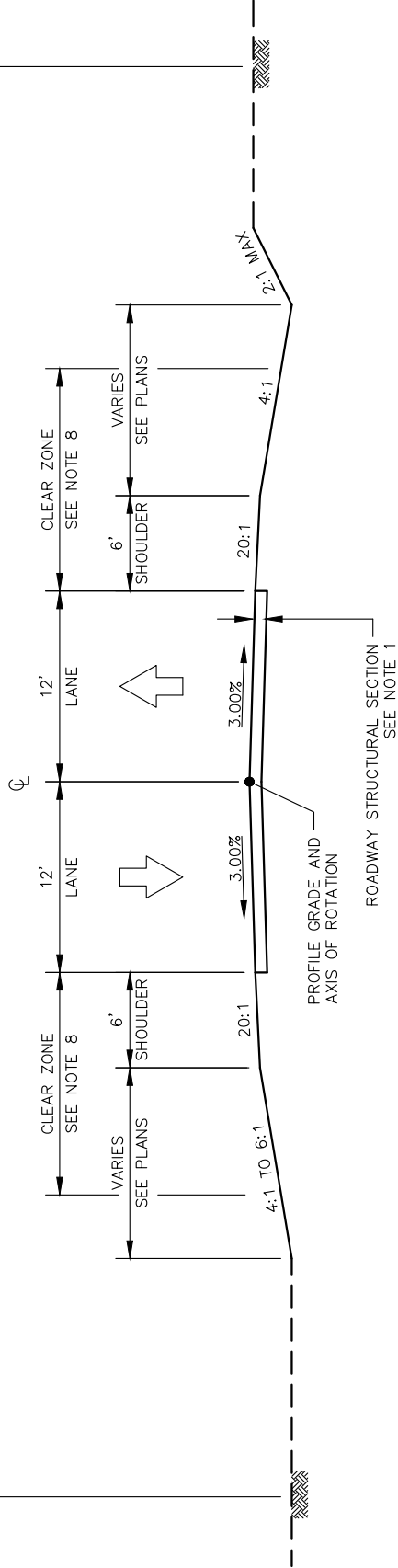
**Terry Couchenour**

Community Development  
Highway and Floodplain Division  
1415 Melody Lane, Building F  
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520-432-9300 phone  
520-432-9337 fax

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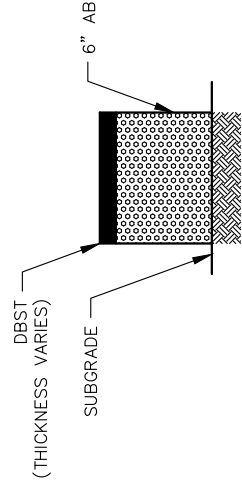
80' TO 100' MINIMUM STANDARD RIGHT-OF-WAY REQUIREMENTS



ROADWAY STRUCTURAL SECTION SEE NOTE 1

**NOTES:**

1. DOUBLE BITUMINOUS SURFACE TREATMENT (DBST) OVER 6" MINIMUM AGGREGATE BASE (AB) OVER 6" COMPACTED NATIVE MATERIAL (SUBGRADE). ACTUAL ROADWAY STRUCTURAL SECTION TO BE DETERMINED BY GEOTECHNICAL EVALUATION, CONSISTENT WITH DETAIL CC208-2.
2. AGGREGATE BASE SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY.
3. SUBGRADE PREPARATION SHALL BE A MINIMUM 6" DEPTH OF SCARIFICATION AND RE-COMPACTION OF NATIVE MATERIAL TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY REQUIRED.
4. ROADWAY EMBANKMENT SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY.
5. DRAINAGE DITCH AS REQUIRED.
6. MINIMUM R/W REQUIREMENTS 80' TO 100'; TOTAL WIDTH DETERMINED BY DRAINAGE/TOPOGRAPHY.
7. TYPICAL DESIGN ADT FOR THIS CLASSIFICATION OF ROADWAY IS BETWEEN 1,110 AND 2,600 VEHICLES PER DAY.
8. FOR CLEAR ZONE REQUIREMENTS, REFER TO THE LATEST EDITION OF THE AASHTO ROADSIDE DESIGN GUIDE (CHAPTER 3).



ROADWAY STRUCTURAL SECTION  
TOTAL THICKNESS = 7" (APPROX.)



**COCHISE COUNTY**

HIGHWAY & FLOODPLAIN  
TYPICAL SECTION

COUNTY COLLECTOR ROAD

DETAIL NO.

08-22-2017

CC013



**Cochise County**  
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**MEMORANDUM**

**Date:** July 12, 2018  
**To:** Robert Kirschmann, Planner II  
**From:** Karen L. Lamberton, AICP, County Transportation Planner  
**Subject:** Solventix Re-Zoning/Z-18-07/Parcel #'s 123-34-005 and others.

This re-zoning request proposes to rezone approximately 337 acres along I-10 to Light Industrial (LI) zoning from residential zoning in place at this time (R-36). Currently the land is vacant, and portions of the land are within a floodplain. Access to the site is from the I-10 Pomerene exit. The City of Benson jurisdiction limits are nearby along the northern and western edges.

**Transportation Analysis**

Current zoning would allow for about 278 residential units with a potential average of 2,660 new vehicle trips per day. Light Industrial allows for many different uses with a wide potential range of 1,755 to 53,711 vehicle trips per day. However, the proposed use for the subject parcel, by this applicant, of 135 acres of solar power panels, typically has a short duration impact during construction and then a very minimal maintenance schedule once in place. It is expected that industrial uses at this location would not exceed that of potential residential build-out – very likely to be far less of an impact than most Light Industrial uses if built-out as intended into solar or other power generating uses.

**Recommendation and Applicant Advisory Note**

Re-Zonings do not, in and of themselves, create traffic impacts. Light Industrial zoning land uses could potentially have an impact on the existing transportation infrastructure in the area. However, the site's close proximity to Interstate 10 and State Highway 80 and compatibility with the general mix of commercial, light industrial and residential uses in the immediate area would not likely adversely impact traffic volumes and circulation in the area.

Transportation Planning has no objection to the re-zoning. The applicants are advised that upon permitting this use additional traffic information may be needed; coordination with the Arizona Department of Transportation and Cochise County's Highway Dept. may be needed during the construction phase (e.g. oversized loads/traffic control during construction phase/dust control during construction phase); and in some cases, in the past, bonds have been required for County maintained roadways against damage during the construction phase. Additional detail on these requirements can be found in the Commercial Permit packet/Transportation Analysis Attachment.

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**From:** Michelle Johnson  
**To:** [Kirschmann, Robert](#)  
**Subject:** RE: Rezoning Transmittal, Z-18-07 (Solventix)  
**Date:** Friday, July 20, 2018 9:04:56 AM

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Robert,

The City of Benson has no objections to the proposed rezoning Docket Z-18-07. (If you can get them annex into Benson so we can get the construction tax and any future sales tax, we'd appreciate it. LOL)

Michelle

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**From:** Kirschmann, Robert [mailto:RKirschmann@cochise.az.gov]  
**Sent:** Wednesday, July 11, 2018 9:06 AM  
**To:** Michelle Johnson  
**Subject:** FW: Rezoning Transmittal, Z-18-07 (Solventix)

I believe I sent this to the wrong email previously.

Please confirm receipt.

Thank you,

**Robert Kirschmann**

Planner II  
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Development Services Department  
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**From:** Kirschmann, Robert  
**Sent:** Monday, July 2, 2018 11:28 AM  
**To:** Lambertson, Karen L <KLamberton@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Amaya, Dora <DAmaya@cochise.az.gov>; mjohnson@cityofbenson.com; kspangler@cityofbenson.com; pfmncada@benzonaz.gov; Capas, Carol <CCapas@cochise.az.gov>; Orduno, Elda E <EOrduno@cochise.az.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Smith, Alexandra Z CIV USARMY USAG (US) <alexandra.z.smith.civ@mail.mil>; mresor@ssvec.com; Simmons, Bradley A <bsimmons@cochise.az.gov>  
**Cc:** Esparza, Paul <PEsparza@cochise.az.gov>; Gardner, Peter B <PGardner@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; PNZ-Commission

<PNZCommission@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>

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Please let me know if you have any questions.

Best regards,

**Robert Kirschmann**

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# Sulphur Springs Valley Electric Cooperative, Inc.

A Touchstone Energy® Cooperative 

## REVIEW

To: Robert Kirschmann Planner II-Cochise county Community Development  
From: Ruth Bigelow-Right of Way Agent  
Date: July 13, 2018  
Re: Z-18-07 (Solventix) Rezone-East 4<sup>th</sup> Street and Benson Airport Road

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- o SSVEC has no concerns regarding the rezoning of this property

If you have any questions concerning this review please contact me at 520-384-5513 or [rbigelow@ssvec.com](mailto:rbigelow@ssvec.com)